

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF  
PUBLIC WORKS & TRANSPORTATION**

*James M. Gotsch, P.E.*

*Director*



**COMMISSIONERS OF ST. MARY'S COUNTY**

James R. Guy, President

Michael R. Alderson, Jr., Commissioner

Eric S. Colvin, Commissioner

Michael L. Hewitt, Commissioner

Scott R. Ostrow, Commissioner

**MEMORANDUM**

DATE: October 26, 2023

TO: Jessica S.B. Andritz, *Director*, Department of Land Use & Growth Management

FROM: Jesse J. Harper, *Engineer III*, Department of Public Works & Transportation

SUBJECT: **CSP23-0178 Compass Point Montessori, Adequate Public Facilities (APF) Review**

**Agent:** Soltesz, Inc., c/o Gregory Hosendorf, P.E.

**Owner:** Kyle Bockey

This Department has reviewed the APF Report Form for the referenced project and we find it is acceptable.

- Attached is a copy of the Adequate Public Facility Report form as received with the certification signed and dated October 2, 2023.
- The project is situated outside of a development district and generates less than 50 peak hour trips; therefore, no traffic impact study is required but the level-of-service (LOS) which needs to be met is a LOS 'C'.
- The site entrance is an existing full movement access point onto Maryland Route 5.
- The surrounding intersections are expected to operate at an acceptable LOS when adding the projected trips of this development to the existing traffic.
- Since the Maryland State Highway Administration (SHA) has primary responsibility over the impacted roadways, the developer shall coordinate the configuration of the site entrance onto Maryland State Route 5 with the Maryland Department of Transportation. SHA to administer the access permit if needed.
- No off-site intersection improvements are needed to satisfy the LOS criteria.
- Any required road improvements should be constructed and installed before the certificate of occupancy is granted.

It is trusted that the above will assist in making the APF determination for this development. If you have any questions regarding this memo, please do not hesitate to contact this Department.

  
**Jesse J. Harper, Engineer III** *JHG*  
[Jesse.Harper@stmaryscountymd.gov](mailto:Jesse.Harper@stmaryscountymd.gov)

**Attachments**

cc: Dan Fogel, Deputy Director, Department of Public Works and Transportation  
Jonathan Makhoul, Regional Engineer, District 5 Access Management, MDOT SHA  
Gregory Hosendorf, Soltesz, Inc.

S:\JHarper\Comment Letters Traffic\APF Reviews\APF Memo CSP23-0178 Compass Point Montessori - Change in use.doc

# Adequate Public Facilities Report to Department of Public Works & Transportation

Name of Development Compass Point Montessori - Change of Use Date 5/11/2023

LU&GM Case File No. CSP23-0178 Checked By J. Hargrave

1. In accordance with Article 7 of the St. Mary's County Comprehensive Zoning Ordinance, public roads within this development will be designed and constructed in accordance with the St. Mary's County Road Ordinance, and shall adequately accommodate vehicular traffic projected by this Department.

The Development must be served by roads which have a Level of Service "D" in development districts or Level of Service "C" in all other areas.

List existing roads and intersections that are directly affected by the proposed Development. Include from the point of first egress from and ingress to the proposed Development to the intersection with the first County collector road or State road in all directions.

2. This project is inside outside (circle one) the Development District.
3. Describe Existing Geometry, Road Conditions, ADT, PHV, LOS and Existing Speed Limit.

Existing Road(s)	Lane Width	Shoulder Width & Type	ADT	PHV	LOS	Existing Conditions
MD-5 Point Lookout Road (Segment of Site Access)	11'	11' Paved	13955	1295	A	50 MPH
Wilderness Road South of MD-5 Intersection	11'	11' Paved	630	76	---	50 MPH
MD-5 @ Flat Iron/MD-471	11'	N/A	24041	2285	C	45 MPH

4. If direct residential access to a public road is proposed, existing # lots & dwellings currently served by the access road = N/A
5. Additional # lots or units proposed = N/A
6. Size of commercial/industrial building = 1,612 SF Daycare
7. Projected Zoning Ordinance or ITE trip generation rates = 11.73 AM; 11.82 PM ; 47.62 ADT
8. Specify independent variable used in computing ITE trip generation rates = ITE Land Use Code 565 - per ksf
9. Proposed ADT: 77 Proposed PHV: 19 AM ; 20 PM Proposed LOS: 'A' on MD-5  
'C' @ MD-5 / MD 471  
Intx.
10. Specify proposed/future improvements to the public facility:

## 11. CERTIFICATION

I hereby certify that the data shown hereon is correct, existing conditions are as stated, and projected traffic volumes will not lower the Level of Service below an acceptable Level of Service after development.

Signed: [Signature]

Date: 10/2/2023



County:	ST. MARY'S		Municipality:	NONE	
Prefix:	MD	Route NO:	5	Suffix:	
	Mile Point: 24.21				
Location:	MD5-.50 MI S OF MD244				
Begin Sect:	17.46		End Sect:	25.53	
Station Desc:	MD 471 to MD 4				
Func Class:	6-RURAL MINOR ARTERIAL		Location ID:	B3607	

Year	AADT	AAWDT	Single Unit	Combination Unit	K Factor	D Factor	North East Split	South West Split	Dir in Peak Hour
2022	13,955	14,375	3	1	9.29	54.87	51.27	48.73	NORTH
2021	14,305	14,735	5	1	9.29	54.87	51.27	48.73	NORTH
2020	12,035	12,525	5	1	9.29	54.87	51.27	48.73	NORTH
2019	14,524	15,114	6	1	9.29	54.87	51.27	48.73	NORTH
2018	14,343	15,063	6	1	9.29	54.87	51.27	48.73	NORTH
2017	14,422	15,142	7	1	9.29	54.87	51.27	48.73	NORTH
2016	14,111	15,101	7	1	9.29	54.87	51.27	48.73	NORTH
2015	13,810	14,640	7	1	9.29	54.87	51.27	48.73	NORTH
2014	12,422	13,172	7	1	9.37	54.86	51.34	48.66	NORTH
2013	12,431	13,301	7	1	9.37	54.86	51.34	48.66	NORTH

**Note**

**AADT:**

Annual Average Daily Traffic is the number of vehicles expected to pass a given location on an average day of the year.

**AAWDT:**

Annual Average Weekday Traffic is the number of vehicles expected to pass a given location on an average Weekday (Monday – Friday).

**Single Unit:**

Percentage of Trucks (FHWA Classes 4 -7).

**Combination Unit:**

Percentage of Trucks (FHWA Classes 8-13).

**K Factor:**

Proportion of Annual Average Daily Traffic occurring in the 30th highest hour volume for Continuous count station and Peak hour volume for Short duration count stations.

**D Factor:**

Percentage of traffic moving in the peak direction during the 30th highest hour volume for Continuous count station and Peak hour volume for Short duration count stations.

**North East Split:**

Percentage of traffic in the North or East Direction.

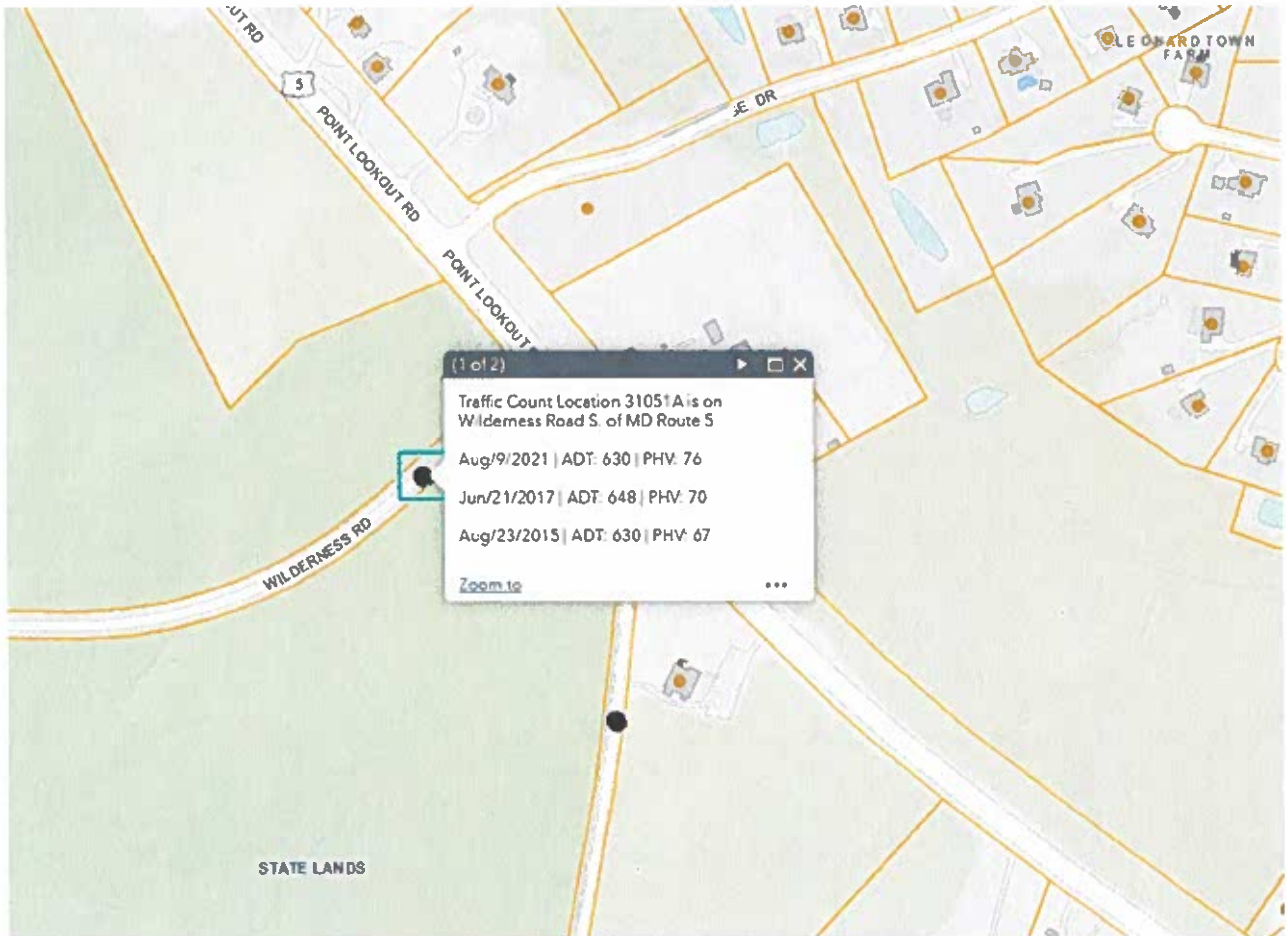
**South West Split:**

Percentage of traffic in the South or West Direction.

**Peak Hour**

The direction with largest volume in the peak hour.

**Direction:**





Maryland Department of Transportation  
State Highway Administration  
Data Services Division  
Turning Movement Summary Report

Station ID: S2000180012

County: St Marys

Comments:

Date: 10/19/2021 12:00:00 AM

Town: none

Location: MD 5 at MD 471/Flat Iron Rd

Weather: Clear

Interval: 60 Min

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	1772	B	0.65	12:00PM-19:00PM	16:00	17:00	2285	C	0.81

MD 5						MD 5					MD 471					Flat Iron Rd					
From North						From South					From East					From West					
Begin Hour	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Through	Right	TOTAL	GrandTotal
00:00	0	3	17	0	20	0	10	16	3	29	0	3	1	4	8	0	0	1	1	2	59
01:00	0	3	9	1	13	0	1	12	1	14	0	2	0	3	5	0	0	0	2	2	34
02:00	0	0	8	2	10	0	7	17	1	25	0	0	1	2	3	0	0	0	0	0	38
03:00	0	3	15	0	18	0	0	18	3	21	0	1	1	2	4	0	2	1	2	5	48
04:00	0	10	53	0	63	0	4	27	4	35	0	6	0	3	9	0	0	3	10	13	120
05:00	0	34	269	2	305	0	6	133	19	158	0	41	1	8	50	0	4	8	50	62	575
06:00	0	91	521	6	618	0	13	296	34	343	0	77	4	39	120	0	16	18	98	132	1213
07:00	0	91	725	7	823	0	40	484	62	586	0	114	7	66	187	0	32	29	115	175	1772
08:00	0	97	625	18	740	0	58	505	62	625	0	109	23	67	199	0	17	21	105	143	1707
09:00	0	72	455	16	543	0	50	402	61	513	0	69	17	56	142	0	11	18	79	108	1306
10:00	0	70	462	9	541	0	51	370	70	491	0	29	14	49	92	0	8	17	49	74	1198
11:00	0	64	449	15	528	1	62	425	52	540	0	60	10	37	107	0	11	18	64	93	1268
12:00	0	62	419	16	497	0	63	472	75	610	0	65	17	50	132	0	19	18	66	103	1342
13:00	0	76	388	8	472	0	124	516	81	721	0	42	14	74	130	0	7	18	54	79	1402
14:00	0	105	462	17	584	0	102	644	97	843	0	63	10	87	160	0	16	18	83	117	1704
15:00	0	93	584	22	699	0	124	872	159	1155	0	45	24	130	199	0	15	21	63	99	2152
16:00	0	130	666	23	819	0	126	858	174	1158	0	52	24	132	208	0	12	23	65	100	2285
17:00	0	101	632	23	756	0	123	646	130	899	0	66	23	127	216	0	13	27	69	109	1980
18:00	0	67	405	13	485	0	70	511	72	653	0	49	30	98	177	0	5	22	47	74	1389
19:00	0	32	275	17	324	0	47	306	65	418	0	31	16	61	108	0	10	13	32	55	905
20:00	0	28	230	6	264	0	43	256	55	354	0	25	14	60	99	0	2	5	27	34	751
21:00	0	22	132	6	160	0	19	128	21	168	0	15	4	19	38	0	2	2	14	18	384
22:00	0	10	94	4	108	0	12	93	13	118	0	9	4	18	31	0	4	0	8	12	269
23:00	0	4	55	2	61	0	7	53	8	68	0	5	0	4	9	0	0	0	2	2	140
TOTAL	0	1268	7950	233	9451	1	1162	8060	1322	10545	0	978	259	1196	2433	0	206	301	1105	1612	24041
AMPEAK	0	91	725	7	823	0	40	484	62	586	0	114	7	66	187	0	32	29	115	176	1772
PMPEAK	0	130	666	23	819	0	126	858	174	1158	0	52	24	132	208	0	12	23	65	100	2285
DAYPEAK	0	130	666	23	819	0	126	858	174	1158	0	52	24	132	208	0	12	23	65	100	2285





## Turning Movement Summary Report

## Turning Movement Summary Report

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County: St Marys

**Comments:**

Town: none

Weather: Clear

Weather: Clear

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	1772	B	0.65	12:00PM-19:00PM	16:00	17:00	2285	C	0.81

[illegible]